LOT 109
RIVER GLEN PH 5A OR 2510/1956

FREELAND SHELLEY & HARRY
6211 OAK RIVER TERRACE
PORT ORANGE, FL 32127

2025

13-2N-26-1832-0109-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

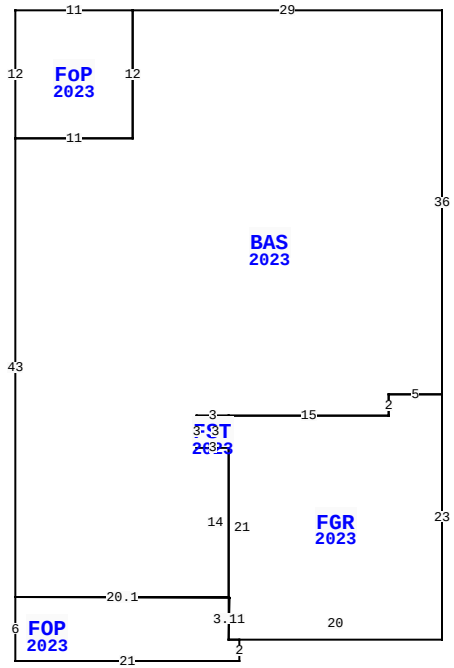
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,709	100	2023	1,709	193,442
FGR	430	55	2023	236	26,713
FoP	132	30	2023	40	4,528
FOP	121	30	2023	36	4,075
FST	9	55	2023	5	566
TOTALS	2,401			2,026	229,323

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,026	113.1900	113.19	229,323	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2024 Heated Area: 1709 HX Base Yr 2024



65993 EDGEWATER DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		229,323
TOTAL MARKET OB/XF VALUE		4,784
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		289,107
SOH/AGL Deduction		3,415
ASSESSED VALUE		285,692
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		234,970
TOTAL JUST VALUE		289,107
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		277,640

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21013448	CO ISSUED	0	03/01/2023
22001096	NEW CONSTR	284,344	01/19/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2792/79	5/30/2025	WD	Q	I	01	348,000
GRANTOR: WENDELL NICHOLAS N &						
GRANTEE: FREELAND SHELLEY &						
2629/0873	3/31/2023	SW	Q	I	01	331,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: WENDELL NICHOLAS N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=-20,-20] W29 S12 W11 S43 E20 N14 W3 N3 E3 E15 N2 E5 N36 $
FGR=[YR=2023;ORIG=-20,16] W5 S2 W15 S21 E20 N23 $
FoP=[YR=2023;ORIG=-49,-20] W11 S12 E11 N12 $
FOP=[YR=2023;ORIG=-39,39] W1 U3.11R0.1 U0.1L20.1 S6 E21 N2 $
FST=[YR=2023;ORIG=-40,18] W3 S3 E3 N3 $
.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	100	0	0	736.00	SF	6.50	6.50	100	2023	2023		100	4,784	

LAND DESCRIPTION

TOTAL OB/XF 4,784

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000135	C	RES NATURAL	100		PUD	0.00	0.00	1.00	UT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 06/22/2023 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS